

RENTER ASSISTANCE THROUGH BUDGET AMENDMENTS
AND AMENDMENTS TO THE INTERNATIONAL PROPERTY MAINTENANCE CODE
CITY COUNCIL HEARINGS 8/22/13

My name is Stuart Harry Hersh and like most in Austin I rent. Here are the changes to the City Budget I propose to better assist renters and homeowners that need housing that is both affordable and safe:

1. Eliminate the 26 new employees for Code Compliance since staffing increases have not produced compliance with Property Maintenance standards (see attached budget documents showing increase from 63 FTEs in 2009 to 117 in the proposed budget).
2. Transfer \$5,000,000 of Clean Community funds from CCD budget to NHCD.
3. Allocate \$3,000,000 for GO Repair for homeowners earning 50% MFO or less and establish performance measure associated with this funding increase. (NHCD)
4. Allocate \$2,000,000 for rental repair linked to 40 year housing affordability for renters earning 50% MFI or less and establish performance measures associated with this funding increase. (NHCD)
5. Allocate \$100,000 for renters earning at or below 50% MFI who are displaced by Property Maintenance Code violations, demolition of multi-family housing, and/or zoning changes. (NHCD)
6. Transfer the balance of the Code Compliance Department savings from eliminating proposed new FTEs and vacant positions to fund property maintenance repairs for rental property serving tenants at or below 50% MFI for 40 years. (NHCD)
7. Require a property maintenance code violation filed with Code Compliance to be investigated within 2 working days, and possible dangerous conditions within one working day. (CCD New Performance Measure in the adopted budget)
8. Require a cited property maintenance code violation where an owner has not complied within 90 days or demonstrated significant repair activity towards compliance within 90 days be placed on the agenda of the Building Standards Commission for hearing, possible order, and penalty. (CCD New Performance measure in the adopted budget)
9. Require staff recommendation for rental property not in compliance with a Building and Standards Commission order be \$1,000 per building per day. (CCD New Performance Measure in the adopted budget)
10. Require City collection through the courts be instituted after \$30,000 is due. (Law Department New Performance Measure in the adopted budget)
11. Require staff enforcement of utility holds on vacant property in violation of the property maintenance code through collaboration with City-owned utilities. (New Performance Measure for CCD, Austin Energy, and Water Utility)
12. Require all current rental registration license requirements for hotels, motels, rooming houses, boarding houses, bed-and-breakfasts, and short-term rental be paid annually. Require all 2012, 2013, and 2014 payments be made by 3/31/14 or face Building and Standards Commission

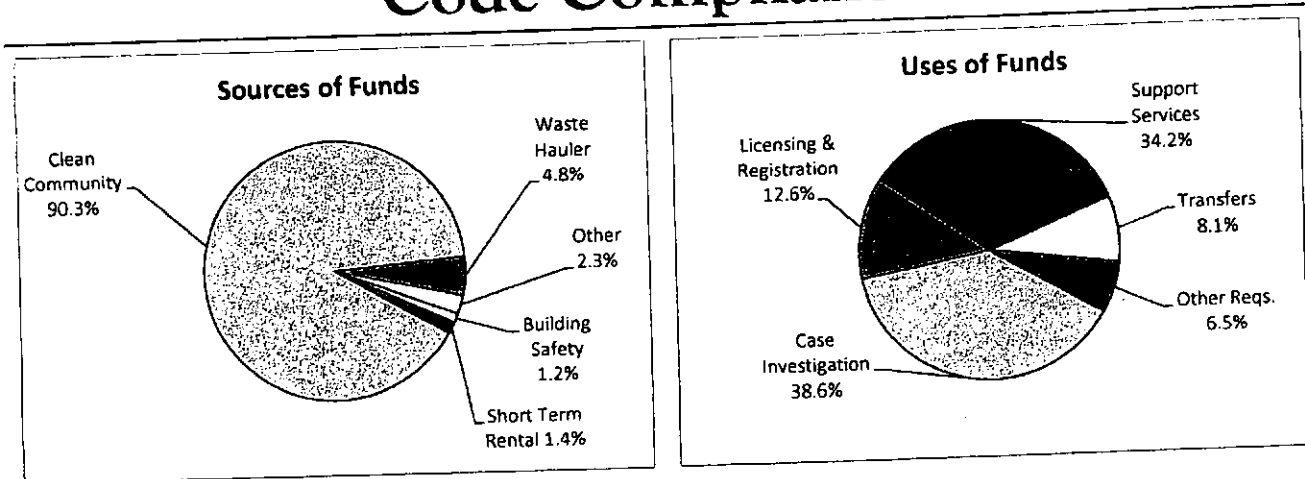
Order with potential penalty of \$1,000 per day. (CCD New Performance Measure in adopted budget)

13. Transfer all penalties collected from Building and Standards Commission to the affordable rental repair program at NHCD.
14. Require all property maintenance repair permits be issued within one working day of request if current or proposed use is permitted in the zoning District. (New Performance Measure for Planning and Development in adopted budget)
15. Process all property maintenance complaints within Restore Rundberg, NACA, and EROC within one working day of complaint and if non-compliant to the Building and Standards Commission within 90 days. (CCD New Performance Measure in proposed budget)
16. Create a registry of all owners that have not complied with at least 2 Building and Standards Commission orders within a 24 month period. Post the results on the City website and require the registrants to notify all of their tenants of their status on this recidivist registry. (Property Maintenance Code amendment)
17. Amend the City Code to allow an annual repair permit as enumerated in the International Existing Building Code at the re-inspection fee rate to encourage owners to proactively repair their property and receive an amnesty certificate of occupancy when in compliance with Property Maintenance Code if property is properly zoned for the use. (Property Maintenance Code amendment)
18. Eliminate proposed Consultation Fee and Amnesty Certificate of Occupancy fee that would discourage voluntary compliance. (Budget Ordinance)
19. Require all fees created since the S.M.A.R.T. Housing policy was adopted be waived if the required Affordability Impact Statement was not available prior to the new fee adoption. (Budget Ordinance)
20. Reinstitute S.M.A.R.T. Housing fast-track review requirements. (New Performance Measure in the proposed budget for Planning and all other City departments performing subdivision, site, and building plan reviews)
21. Transfer fees from Marriott fee waiver reimbursement to NHCD rental repair linked to housing affordability (Budget ordinance)

Stuart Harry Hersh, 1307 Kinney Avenue #117, Austin, TX 78704-2279

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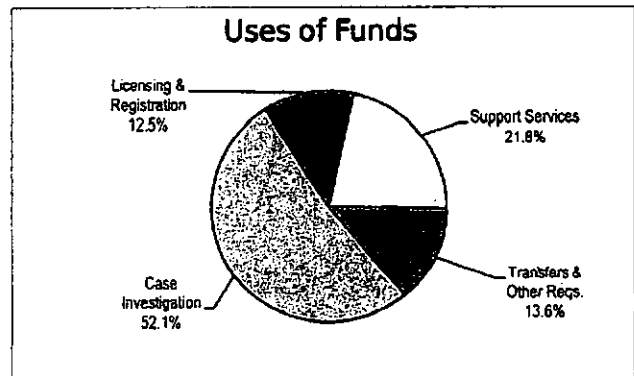
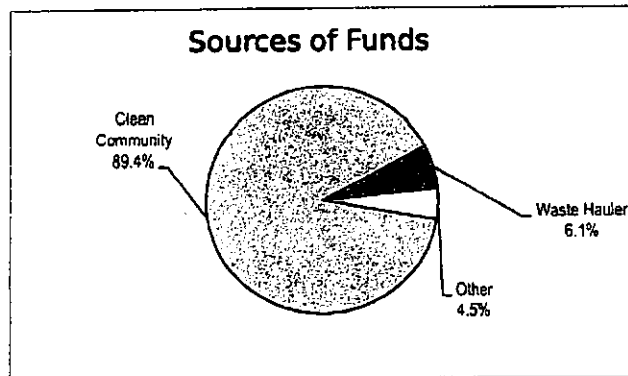
Code Compliance



Budget Overview

	2010-11 Actual	2011-12 Actual	2012-13 Amended	2012-13 Estimated	2013-14 Proposed
Code Compliance Fund					
Revenue	\$654,367	\$727,524	\$13,812,119	\$13,643,293	\$17,104,103
Transfers In	\$7,918,786	\$9,209,634	\$0	\$0	\$0
Requirements	\$8,585,824	\$9,956,415	\$13,789,394	\$12,484,703	\$18,262,693
Full-Time Equivalents (FTEs)	69.00	69.00	91.00	91.00	117.00
Expense Refunds	\$248	\$0	\$0	\$0	\$0
Total Budget	\$8,586,072	\$9,956,415	\$13,789,394	\$12,484,703	\$18,262,693

Code Compliance



Budget Overview

	2009-10 Actual	2010-11 Actual	2011-12 Amended	2011-12 Estimated	2012-13 Proposed
Code Compliance Fund					
Revenue	\$548,147	\$654,367	\$839,189	\$675,244	\$13,459,727
Transfers In	\$6,019,185	\$7,918,786	\$10,464,263	\$9,996,098	\$0
Requirements	\$6,567,332	\$8,585,824	\$11,303,452	\$10,671,342	\$13,437,002
Full-Time Equivalents (FTEs)	63.00	69.00	69.00	69.00	88.00
Expense Refunds	\$13,220	\$248	\$0	\$0	\$0
Grants	\$19,380	\$0	\$0	\$0	\$0
Total Budget	\$6,599,932	\$8,586,072	\$11,303,452	\$10,671,342	\$13,437,002

Stuart Hersh

From: Valero, Debbie [Debbie.Valero@austintexas.gov]
Sent: Friday, July 26, 2013 10:15 AM
To: shersh@austin.rr.com; shersh@maryleefoundation.org
Cc: Johnson, Carla
Subject: Public Information Request 16496 - Budget Inquiry & Annexation

This letter is in response for information regarding:

Items 4, 5, and 6

On behalf of the City of Austin, Planning and Development Review Department (PDRD), the information below is as follows:

4. The amount of site plan and building permit fee revenue estimated in the approved 2012-2013 budget
Please see chart below
5. The amount of site plan and building permit fee revenue received to date
Please see chart below

	Budget	CYE Current Year Estimate	Actual thru June 30, 2013
Site plan comm	\$59,812	\$74,346	\$55,760.00
Site Plan corr	\$159,246	\$210,585	\$157,939.00
Permits- Building	\$4,021,061	\$5,523,774	\$4,142,830.00

6. A list of all subdivisions and/or sites/and/or Planned Unit Developments that were voluntarily annexed and were S.M.A.R.T. Housing certified.

1. Crossing at Onion Creek (annexed 04/15/02)
2. Lexington Parke (annexed 09/08/03)
3. Los Cielos (annexed 12/31/03)
4. Watersedge PUD (annexed 09/12/05)
5. Sheldon Tract (annexed 03/17/03)
6. Colton Bluff (annexed 05/20/02)
7. Harris Branch Apartments (annexed 07/04/05)

Planning and Development Review Summary FY 2014 Increase in Fee Revenue

Residential Plan Review

		FY13 Fee Rate	FY14 Fee Rate	Basis	Number of Units	Net FY14 Revenue
Volume Builder Submittal Fee	New Fee		\$4,141	per submittal	25	\$ 103,525.00
Combined Plan Review Fee	New Fee		\$342	per initial review	2,496	\$ 853,529.40
Initial Residential Review Fee	Eliminate	\$125	\$0	per initial review	2,496	\$ (311,962.50)
Consultation Fee	New Fee		\$67	per hour	832	\$ 55,744.00
Combined Plan Review Fee Update	New Fee		\$342	per submittal	334	\$ 114,285.12
Express Review (Fee calculated at \$17, limited to 25% increase of existing \$4 fee)	Existing Fee	\$4	\$5	per permit	2,284	\$ 2,284.00
Amnesty Certificate of Occupancy	New Fee		\$215	per certificate	26	\$ 5,590.00
Combined Plan Revision Fee Minor	New Fee		\$41	per submittal	250	\$ 10,250.00
Combined Plan Revision Fee Major	New Fee		\$342	per submittal	50	\$ 17,100.00
TOTAL						\$ 850,345.02

Commercial Plan Review

		FY14 Fee Rate	Basis	Number of Units	
Subsequent Plan Update Fee	New Fee	4% of initial review fee	per discipline review	6,075	\$ 393,591.93
Subsequent Plan Revision Fee	New Fee	4% of initial review fee	per discipline review	351	\$ 22,740.87
Quick Turnaround Fee	New Fee	\$47	per submittal	836	\$ 39,292.00
TOTAL					\$ 455,624.80

REVENUE SUBTOTAL FROM NEW FEES **\$ 1,305,969.82**

Incremental Revenue from '25% Annual Fee Increases from 2012 Fee Study **\$1,208,365.30**

	Additional Revenue	Incremental revenue increase for eliminated fee	Net Additional Revenue
FY2014 Incremental increase over FY 2013	\$1,285,732.00	\$ (77,366.70)	\$ 1,208,365.30
FY2015 Incremental increase over FY 2014	\$ 592,840.00	\$ (49,914.00)	\$ 542,926.00
FY2016 Incremental increase over FY 2015	\$ 492,770.00	\$ -	\$ 492,770.00
FY2017 Incremental increase over FY 2016	\$ 453,009.00	\$ -	\$ 453,009.00

GRAND TOTAL INCREASE IN FY 2014 REVENUE **\$ 2,514,335.12**